



KIRKBY STEPHEN • CA17 4LG

6 New Midland Cottages

Starting Bid £100,000

3 E

AT A GLANCE

- ✓ Spacious Single Storey Living
- ✓ Edge Of Town Location Close To The Railway Station
- ✓ Easy Access To The M6, Lake District And Market Towns
- ✓ Stunning Views Across Open Countryside
- ✓ Bright Sitting Room And Kitchen Overlooking The Garden
- ✓ Three Bedrooms With Fantastic Potential To Modernise
- ✓ Attractive Rear Garden With Mature Trees And Shrubs
- ✓ Private Driveway With Parking For 3-4 Vehicles And Garage
- ✓ Excellent Local Amenities Including Schools, Shops And Pubs
- ✓ Exciting Opportunity To Create A Bespoke Home

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

Spacious Single Storey Living

6 New Midland Cottages is a single storey home on the outskirts of Kirkby Stephen.

The property sits on the edge of town, within walking distance of the railway station, on the Settle - Carlisle line. The property is just 9 miles from junction 38 of the M6 motorway and is well placed for Kendal, Penrith, Appleby and the Lake District.

Kirkby Stephen offers a strong range of local amenities, including highly regarded primary and grammar schools, independent shops, restaurants, traditional pubs, churches, a doctor's surgery, a weekly outdoor market and an agricultural auction mart.

6 New Midland Cottages provides spacious accommodation arranged over one level. To the rear of the property, both the kitchen and sitting room

enjoy views across the garden and open fields beyond. There are currently three bedrooms and a family shower room. While the property requires full modernisation, it offers excellent potential for reconfiguration and improvement to suit a buyer's individual requirements.

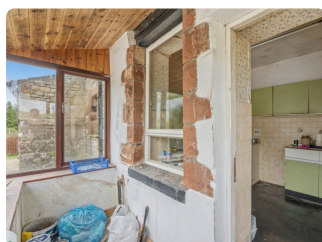
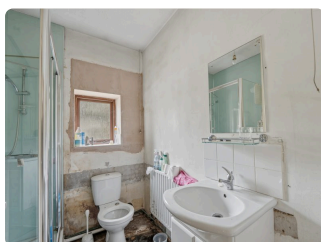
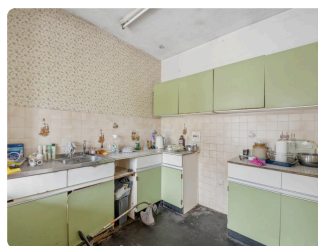
Externally, the property benefits from a low-maintenance lawned garden to the front. To the rear, a private gravel driveway provides access to the private parking area with ample parking for three to four vehicles adjacent to the garage. Beyond the parking area lies an attractive garden with mature trees and shrubs, enjoying pleasant views over the surrounding countryside.

6 New Midland Cottages is being sold via the Modern Method of Auction powered by iamsold LTD. Please contact the office for further information.

“

*Edge Of Town Location
Close To The Railway
Station*

Every room, inside and out



GALLERY



REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 6 New Midland Cottages properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

A room-by-room schedule



Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Rear Porch

Lean to porch. Windows on three sides. back door. Internal window.

Kitchen

Basic kitchen with a range of wall and base units. Stainless steel sink u nit. Internal window to the rear porch.

Sitting Room

Bright reception room. Fitted carpet. Fireplace with wood burning stove. Large window to the rear with a lovely outlook over the rear garden.

Bedroom Three

Accessed via sitting room, ideal secondary reception room. Radiator. Window to the front.

Hall

Fitted carpet Electric radiator. Storage cupboard.

Bedroom Two

Front double bedroom. Radiator. Window to the front.

Bedroom One

Small, front double bedroom. Radiator. Window to the front.

Bathroom

House bathroom. Airing cupboard. Shower cubicle. WC. Wash basin. Radiator. Frosted window to the rear.

02 OUTSIDE

Front Garden

Small, low maintenance lawn garden to the front.

Rear Garden

Large rear garden, mainly lawn with established trees and shrubs. Lovely views over open fields to the rear.

Parking

Gravel parking area for 3-4 vehicles by the garage.

Garage

Single garage. Up and over door.

03 AGENTS NOTES

Material Information

Conservation Area: Settle-Carlisle Railway Flood Risk: Very low Broadband: Basic- 27 Mbps

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

03 AGENTS NOTES

IAMSOLD

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

“

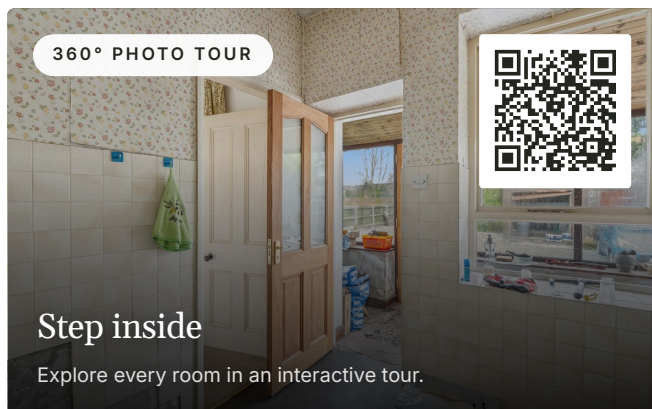
*Easy Access To The M6,
Lake District And Market
Towns*

ONLINE ONLY

There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

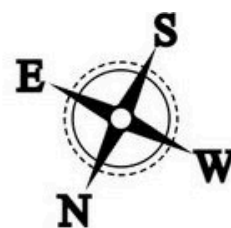


EPC - 11th May 2026

PDF · 0.10 MB

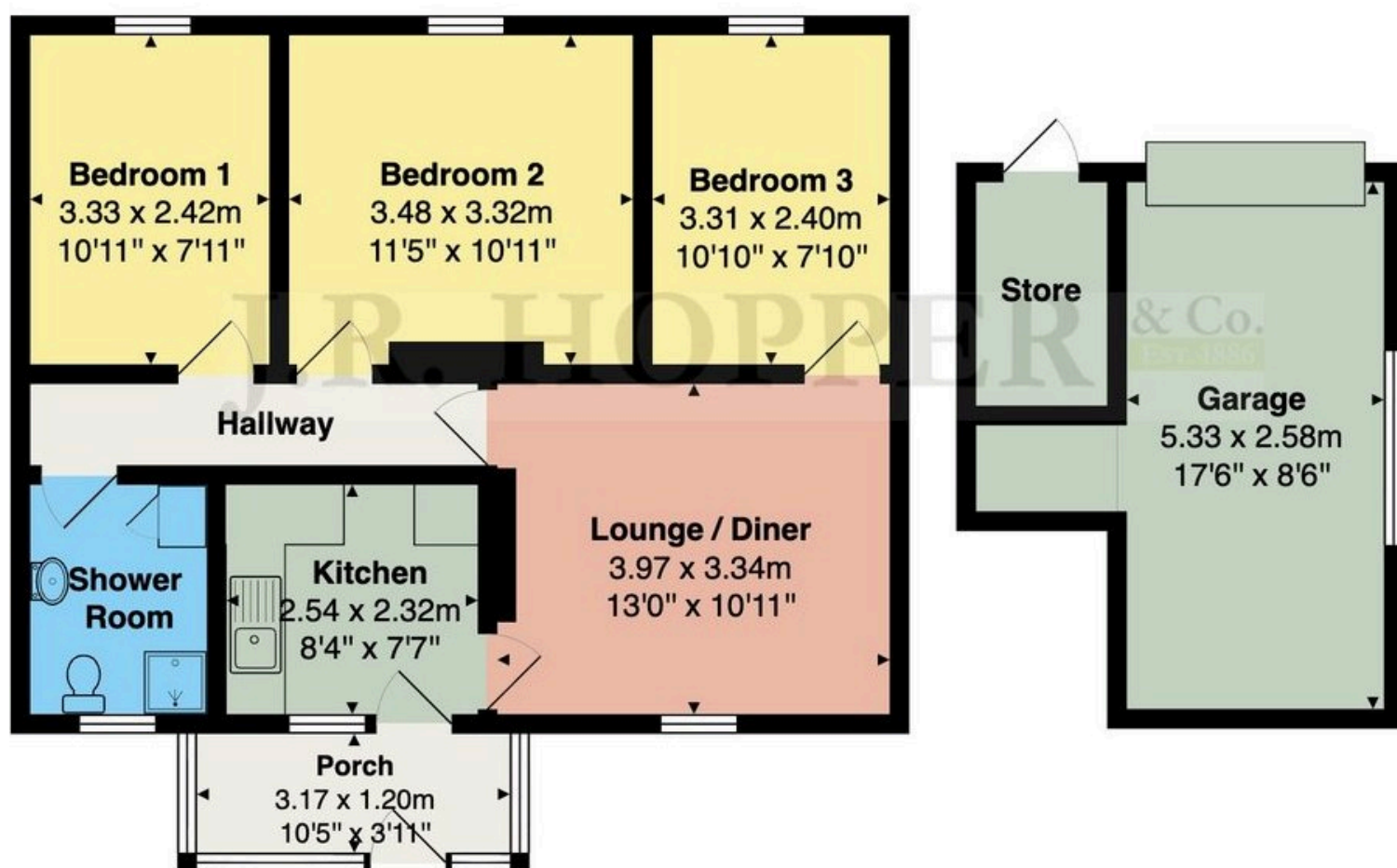
“

*Stunning Views Across
Open Countryside*



6 New Midland Cottages, Kirkby Stephen CA17 4LG

Total Area: 83.2 m² ... 895 ft²



Floor plan produced for J.R. Hopper & Co by Abide Studios.

All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.

The plan is not to scale and has been prepared solely for marketing purposes.

Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

